



**132 STREETLY LANE, FOUR OAKS, B74 4TD**



## OFFERS OVER - £1,000,000



This Freehold most attractive, imposing, traditional, detached family home, is set in a well regarded, sought after central location, adjacent to and overlooking a mature tree lined aspect to fore, being Sutton Park. Set upon a generous plot this delightful home offers well maintained and improved family accommodation which is complimented by gas central heating and double glazing (both where specified).

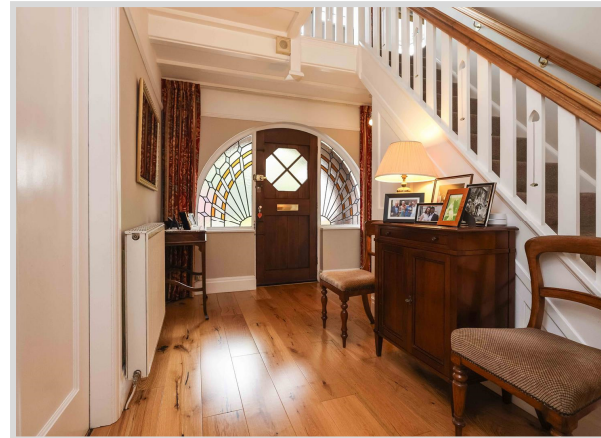
Four Oaks provides access to excellent public transport links including the Cross City rail line, furthermore there is a wide variety of shopping facilities within the area, including a host of restaurants and cafes at Mere Green or within the charming Streetly Village which is just a few hundred metres away.

Upon entering the property via a welcoming reception hall which enjoys a feature arched window, a true appreciation of the property's charm, style and character can be gained. Family living is provided within a generous lounge, which has a feature Inglenook fireplace, furthermore there is a separate dining room, together with a comprehensively fitted kitchen with an array of appliances, which also provides the heart of this home by way of its family/day room area. The ground floor additionally offers a large utility room, drying room, together with a guests cloakroom/wc and separate ground floor wet room.

The welcoming first floor is bright and airy having a door opening to a front facing balcony, there is the option of five bedrooms, the master having a dressing room off, in turn opening to an well appointed en-suite shower room, the fifth bedroom can be utilised, if preferred, as a home office. Furthermore there is a white bathroom and separate wc. The property is finished by a generous rear garden and has a useful garage style store room set to the side. All of which to fully appreciate, we highly recommend an internal inspection.

Set back from the roadway behind a multi-vehicular block paved, in & out driveway, having central shrub bed, access is gained to the accommodation via a feature archway opening to:

**RECESSED PORCH:** Oak door with obscure glazed insets opens to:



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**WELCOMING RECEPTION HALL:** Twin arched leaded light obscure glazed windows having coloured glass inserts to fore, double radiator, cloaks cupboard, oak flooring.

**GUESTS CLOAKROOM/WC:** Double glazed window to side, low flushing white wc, vanity wash hand basin with base unit beneath, ladder style radiator.

**ATTRACTIVE LOUNGE:** 20' max / 16'10" x 15'3" max / 12'4" min  
Secondary glazed bay window to rear, feature Inglenook fireplace having obscure glazed windows to sides, central open real fire grate having tiled fire surround with hearth and mantle, double radiator.

**DINING ROOM:** 18'6" max / 15'6" min x 12'2" Double glazed bay window to fore, Minster stone fireplace having matching hearth and mantle with central open fireplace, double radiator, wood flooring.

**WET ROOM:** 8' x 6'8" Twin pvc double glazed windows to front, fitted thermostatic shower having floor drain, white wash hand basin and matching wc.

**FITTED BREAKFAST KITCHEN/DAY ROOM:** 22'10" x 15'9" max / 13'6" min

**Day Room Area:** Pvc double glazed bay window to rear, radiator with cover, coal effect living flame gas fire with fire surround having hearth and mantle, oak flooring, being open plan to:

**Fitted Kitchen:** Pvc double glazed window and door to rear, one and a half bowl sink unit with boiling water tap, fitted into sweeping, contemporary work surfaces having LED downlighters, there is a comprehensive range of fitted high gloss, handleless units to both base and wall level including drawers, integrated dishwasher, fridge and freezer, elevated twin ovens together with microwave and heated plate drawer, flush fitting hob with stainless steel extractor canopy above, breakfast recess having space for two stools.

**REAR LOBBY:** Pvc double glazed window and door to rear garden.

**UTILITY ROOM:** 9'6" x 7'8" Belfast sink set into granite work surfaces, there is a further range of fitted wall and base units including integrated freezer, ladder style radiator, tiled floor, door to:

**SIDE DRYING ROOM/LOBBY:** 8'4" x 4'9" Radiator, fitted hanging/drying rail, tiled floor, door to further outer lobby, door to front, boiler.

**STAIRS TO FEATURE LANDING:** 14'10" x 9'2" Leaded light arched window to fore having central French door opening to balcony.



**TENURE:** We have been informed by the vendor that the property is Freehold.  
Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor.









**BEDROOM ONE:** 18'8" max / 15'2" min x 12'3" Double glazed bay window to front, radiator.

**DRESSING ROOM:** 9'8" x 7'6" Double glazed window to rear, double radiator.

**EN-SUITE SHOWER ROOM:** Secondary glazed leaded light obscure window to front, matching white suite comprising enclosed shower cubicle, bowl wash hand basin set onto base unit having double and single base unit, display/storage shelving, low flushing wc, chrome ladder style radiator, tiling to walls and floor.

**BEDROOM TWO:** 17' x 12'3" Windows to side and rear, radiator, wash hand basin.

**BEDROOM THREE:** 15'10" max / 13'10" min x 10'3" Bay window to rear, radiator.

**BEDROOM FOUR:** 13'2" max / 11' min x 12'4" Double glazed window to rear, radiator, three double fitted wardrobes, wash hand basin.

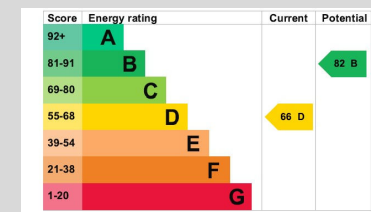
**BEDROOM FIVE/HOME OFFICE:** 8' x 8' Double glazed bay window to fore, radiator.

**FAMILY BATHROOM:** Double glazed obscure window to side, matching white suite comprising bath, wash hand basin, enclosed separate shower cubicle, chrome ladder style radiator, storage units, tiling to walls and floor.

**SEPARATE WC:** Pvc double glazed obscure window to side, low flushing white wc, tiling to walls and floor.

**SIDE 'GARAGE' STYLE STORE ROOM:** 9'8" x 9' Doors to front and rear providing a useful storage area.

**OUTSIDE:** Paved patio area to a generous rear garden having lawn with shaped borders, provided with an abundance of mature shrubs and bushes, timber fencing and shed.



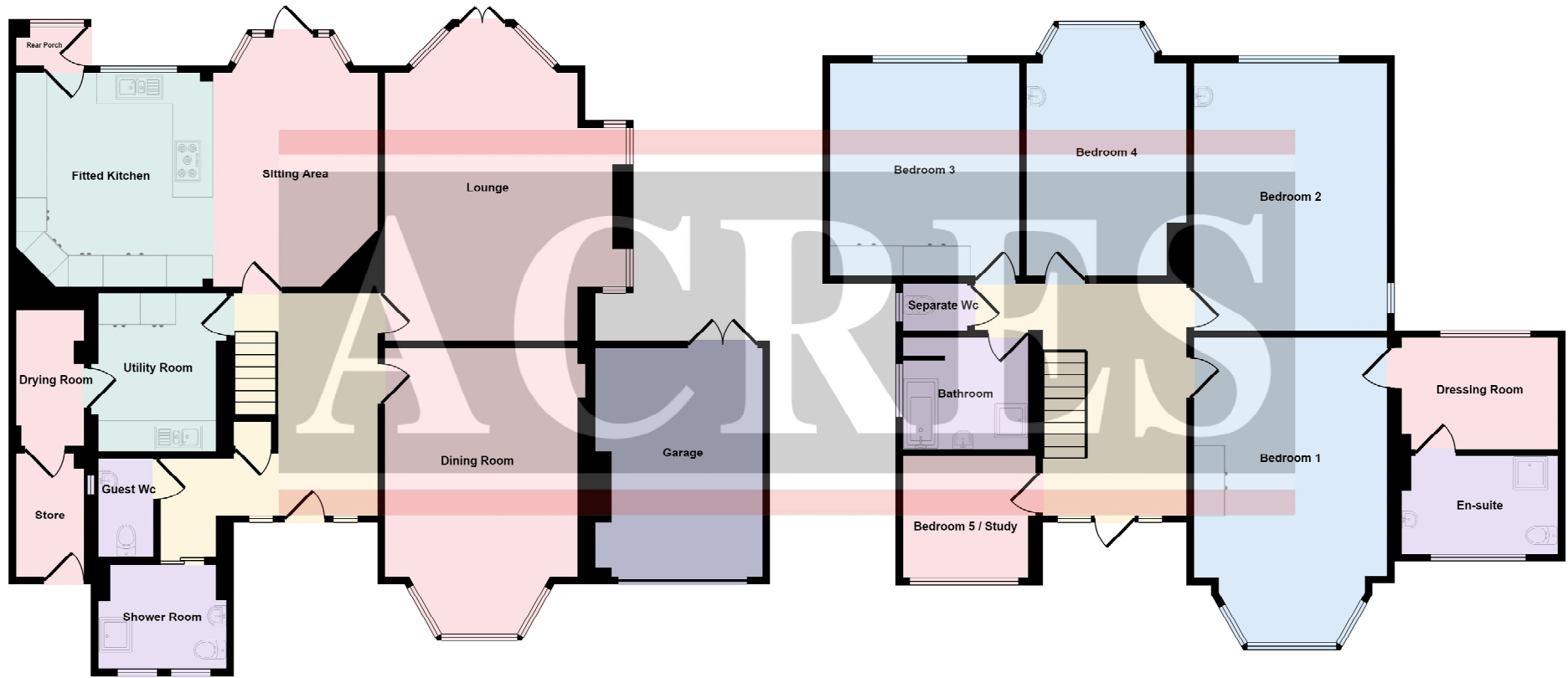
Council Tax Band: G







Approx Gross Internal Area  
256 sq m / 2757 sq ft



Ground Floor  
Approx 140 sq m / 1503 sq ft

First Floor  
Approx 117 sq m / 1254 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you.

We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.